

06/17/02

Committee Members Attending: Jeff Grenzebach, Chairman

Lou Depowski

Eileen Boylan

Wendy Salvati

Dan Michnik

Phil Sgamma

John Moulin

Agenda Item I - Vito Pace Open Development Area 5495 Salt Road

Jim Hartz said that the Town Board had previously requested lead agency status and that the thirty-day comment period has expired. The only comments received were those from NYSDEC regarding archeological concerns and SPDES permitting. Luther Townsend from 5485 Salt Road was present representing the applicant. He said that the land in question has been farmed for years and that any artifacts that may have once been there would have been destroyed.

The board stated that the Planning Board might have some issues with the Subdivision regulations, but that this project will not cause a significant affect on the environment.

ACTION: Motion by Eileen Boylan, seconded by Dan Michnik, that the board recommend a negative declaration be issued on this project after reviewing the EAF Parts I and II as well as involved agency correspondence and determining that there are no potentially significant environmental affects.

VOTING: All Ayes.

MOTION PASSED

Agenda Item II-Heise-Brookhaven Trunk Sewer Modification Clarence Center/Heise Intersection

Bill Schutt and John Garriss were present to introduce the amended route of the sewer line to the board. The applicant had received all DEC and Health Department approvals for the original route. They would like to move the line as far away from the NYSEG lines as possible as they have acquired the parcel of land to the West.

Wendy Salvati asked why the route has such a jog in it. Bill said that it is in anticipation of a future project that would involve extending a road in Waterford Village into a longer cul-de-sac. Bill said that there are mature hardwoods along the old railroad right-of-way that they are interested in preserving. The depth they are trying to achieve with the 18" line is 20'. The applicant would have to wall up the right-of-way, which would add significant cost to the project.

Bill Schutt also said that Erie County is working on a plan to consolidate private sewage plants into a force main line that would eventually connect to Sewer District #2 at Roll and Goodrich as an alternative.

The other project that would be served by this line would have to go through the environmental review process. John Garriss said that because a GEIS was prepared for the Town, any modifications to that project can be considered on an incremental level. We believe that there will be no additional impacts because of the modification and that a negative declaration be prepared.

ACTION: Motion by Jeff Grenzebach, seconded by Wendy Salvati that the board

recommend that the Town Board issue a negative declaration on this project after reviewing the EAF part I and II and correspondence from Carolyn Pierce suggesting that this site does not contain any significant archeological findings.

VOTING: All Ayes.

MOTION PASSED

Agenda Item III-Roy Jordan Stonegate Office Complex 8211 Main Street

Roy Jordan was present to describe his plans for 99,000 square feet of office space for 8211 Main Street. The entrance would be between BMW and Mercedes Benz. He has built similar projects around Amherst and currently has a proposal for the corner of Harris Hill and Wehrle Drive in Lancaster. This project at 8211 Main Street would most likely resemble his Limestone Drive project in Amherst. He has also constructed the Harris Hill Office Park at 8600 Main Street.

Their tenants are coming mostly from North Forest's existing office parks and outside of the area. Very few of the tenants are coming out of Buffalo anymore. There will be at 25% greenspace area for the site. They normally design a fractured rock retention area in order to handle the surface water runoff from the parking areas. They have been very successful in other projects.

Roy said that he has met with all of the neighbors abutting his project to determine what landscaping they would like to see. The property is 100' wide at Main Street between the two car dealerships. The office park will have an extravagant entrance. Dan Michnik said that signage might be a problem at the entrance. Roy said that he would meet all the requirements of the ordinance.

Roy Jordan said that his company has enough capital to keep one building ahead of placing tenants in them. They will be putting up two buildings as a first phase.

Jim Hartz said that the thirty-day comment period for involved agencies has expired and the Town has received no comments. The land was previously looked at under the Stonegate Apartments Phase II environmental review, but now that project has been abandoned. Wendy Salvati said that she is concerned about the traffic impacts and what the DOT comments may be. Phil Sgamma said that it is a good use and is zoned properly.

Roy Jordan said that the facility may house up to fifty tenants. He is expecting the assessed value of this project to eventually pay about \$150,000 to the tax base per year.

Jeff Grenzebach asked about hours of operation. Roy said that the parks normally clear out by five o'clock in the afternoon and some tenants have Saturday hours. He limits the uses in the park to professional offices. Eileen Boylan asked about IDA funding. Roy said that his projects are not qualified to receive the funding because he does not meet the minimum criteria. Tom Miller said that in the early 80's himself and Jim Culligan had proposed an office park for this land.

Roy Jordan said that he would be willing to do whatever the NYSDOT desires when he receives their comments.

ACTION: Motion by Eileen Boylan, seconded by Wendy Salvati, that the board recommend a negative declaration on this project after a thorough review of the EAF parts I & II and after comments from NYSDOT are reviewed and accepted by the applicant.

VOTING: All Ayes.

MOTION PASSED

Next Meeting was set for July 29th

Meeting adjourned @ 9:00